

**Town of Horicon
Zoning Board of Appeals**

**December 15, 2015
Minutes**

Present at Meeting:

Cheryl Erickson Vice-Chairperson
Pat Farrell
Thad Smith
Scott Olson, Alternate #1
James Dewar, Alternate #2

Also Present: Jim Steen, Zoning Administrator, Bob Olson, Town Board member, Mike Hill.

Agenda Items: File # 2015-17 AV Tax Map # 36.16-1-1

Pledge

In the absence of Chairman Gary Frenz, Vice-Chairperson Cheryl Erickson announced that Alternate # 1, Scott Olson would be seated as voting member tonight and in the absence of ZBA Board member Charles Lewis, Alternate #2, James Dewar would be seated as a voting member as well.

Vice Chairperson Cheryl Erickson called the meeting to order at 7:00 p.m.

Review of Minutes: Pat Farrell made a motion to approve the November 24, 2015 minutes with changes as noted. Second by Thad Smith. **ALL AYES.**

NEW BUSINESS:

**File # 2015-17 AV
Tax Map # 36.16-1-1**
John Fenaroli and Susan Durgin
13 Lakeview Drive
Brant Lake, NY 12815

Area Variance from Zoning Code 8.10 for Roadway setback to build 6' X 6' roof over existing steps on a pre-existing non-conforming structure to sit 36' from the road where 50' is required.

Area Variance from Zoning Code 15.10 to alter a pre-existing non-conforming structure to add an addition to the rear of the house and add a dormer to the second story.

Mike Hill spoke on behalf of owner John Fenaroli regarding the proposed plan to add a roof over the entry steps in the front of the home, add an addition to the rear of the home and a dormer upstairs to make a bathroom. The home sits too close to Lakeview Drive and does not meet the Town of Horicon setback regulations; therefore, an area variance for a roadway setback is required. A proposed six (6') foot addition to the length of the building in the rear and add a dormer upstairs to a pre-existing, non-conforming structure. They are not adding any bedrooms or additional rooms to the home other than the dormer. The proposed addition adds six (6') feet to the existing bedroom, six (6') to an existing bath and six (6') to a kitchen dining area to create a larger space.

James Dewar asked for clarification on question "A" on page 5 of the application concerning the rear of the building being conforming and when was the original home built. Mike Hill stated that the home was built in the 1980's and is a pre-existing non-conforming structure therefore a variance from 15.10 is needed to do any additions on the home which will make the structure conforming.

Board member Thad Smith is a neighbor to John Fenaroli and has no objections to the project.

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Mike Hill has stakes set at the property and this is a Type II project and therefore exempt from SEQRA.

Being no further questions or comments Scott Olson made a motion to deem the application complete and set a Public Hearing for January 26, 2016. 2nd by Pat Farrell.

PUBLIC COMMENTS:

BOARD COMMENTS: Jim Steen, Zoning Administrator discussed with the Board members the revision to the Town of Horicon Zoning Ordinance and a time frame for the approval process.

Bob Olson, Town Board member stated that our land use regulations are working better than they ever did before therefore, generating a positive outlook in the town. He thanked the Zoning Board members for their service as well.

Being no further discussions or questions, Thad Smith made a motion to adjourn the ZBA meeting. 2nd by Pat Farrell. **ALL AYES.**

Meeting adjourned 7:28 pm.

Next meeting: January 26, 2016

Respectfully Submitted,
Theresa Katsch, Secretary